



**MARKED AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**SEPTEMBER 29, 2004**  
**5:00 P.M.**

**ROLL CALL**  
**ALL PRESENT**

**MINUTES REVIEW AND APPROVAL**  
**ITEM 1 APPROVED, 7-0; MOTION COMMISSIONER HEITEL**  
1. [September 1, 2004](#)

**CONTINUANCES**  
**ITEMS 2 & 3 CONTINUANCES APPROVED, 7-0; MOTION COMMISSIONER HEITEL**  
2. [19-UP-2004 \(The Coach House\)](#) request by Jorden Bischoff McGuire Rose & Hiser, PLC, applicant, Jim Brower For Coach House, owner, for a conditional use permit for a bar on a 3,700 +/- sq. ft. parcel located at 7011 E Indian School Road with Central Business District, Downtown Overlay (C-2, DO) zoning. **Continued to October 13, 2004.**  
3. [12-ZN-2004 \(Miller & McDonald\)](#) request by DEI Professional Services, applicant, Arizona American Water Company, owner, to rezone from Single Family Residential District (R1-43) to Service Residential (S-R) on a 4 +/- acre parcel located at 5975 N Miller Road (Southeast corner of McDonald Drive & Miller Road). **Continued to October 27, 2004.**

**INITIATION**  
**ITEM 4 APPROVED INITIATION, 7-0; MOTION COMMISSIONER HEITEL**  
4. [24-UP-2004 \(City of Scottsdale Arsenic Treatment Facility Site 115\)](#) request by City of Scottsdale, to initiate a conditional use permit for a Municipal Use Master Site Plan to construct an arsenic treatment facility. Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is Thyra Ryden-Diaz, 480-312-4327.**

**EXPEDITED AGENDA**  
**ITEM 5 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER HEITEL; COMMISSIONER HESS ABSTAINING**  
5. [13-AB-2004 \(June & Eric Hess\)](#) request by Beus Gilbert PLLC, applicant, Eric & June Hess, owners, to abandon a portion of the right-of-way on the 84th Street alignment located south of Via Dona Road and west of Pima Road. Staff contact person is Greg Williams, 480-312-4205. **Applicant contact person is John Berry, 480-429-3103.**

**SCOTTSDALE PLANNING COMMISSION**  
**SEPTEMBER 29, 2004**  
**PAGE 2**

**ITEMS 6, 7 & 8 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER HEITEL**

6. [86-ZN-1984#2 \(Scottsdale Place Office Condominium\)](#) request by Earl Curley & Lagarde, PC, applicant, Principal Mutual Life Insurance, owner, for stipulation amendments to case 86-ZN-1984 on a 10 +/- acre parcel located at 5685 N Scottsdale Road with Service Residential District (S-R) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Lynne Lagarde, 602-265-0094.**

**REGULAR AGENDA**

**MOVED TO EXPEDITED AGENDA**

7. [3-GP-2004 \(Horseman's Park - South Parcel\)](#) request by Beus Gilbert PLLC, applicant, North Scottsdale PK INV LTD Part 1, owner, for a General Plan Land Use Element Amendment from Suburban Neighborhoods to Office on a 4.6 +/- acre parcel located at the northeast corner of 98th Street and McDowell Mountain Ranch Road. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is John Berry, 480-429-3103.**

**MOVED TO EXPEDITED AGENDA**

8. [6-GP-2004 \(Miller & McDonald\)](#) request by DEI Professional Services, applicant, Arizona American Water Company, owner, for a General Plan Land Use Element Amendment from Rural Neighborhoods to Office on a 4 +/- acre parcel located at 5975 N Miller Road (Southeast corner of McDonald Drive & Miller Road). Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Jason Kack, 602-954-0038.**

**ITEM 9 MOVED TO THE END OF THE AGENDA**

**ITEM 9 RECOMMENDED FOR DENIAL, 6-1, MOTION COMMISSIONER HEITEL;  
COMMISSIONER STEINKE DISSENTING**

9. [7-UP-2004 \(Sonrise Community Church\)](#) request by Earl Curley & Lagarde, PC, applicant, Sonrise Community Church, owner, for a conditional use permit for a private/charter school on a 9 +/- acre parcel located at 29505 N Scottsdale Road with Single Family Residential, Environmentally Sensitive Lands, Foothills Overlay District (R1-70 ESL FO). Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Lynne Lagarde, 602-265-0094.**

**ITEM 10 RECOMMENDED FOR DENIAL, 3-3; MOTION COMMISSIONER HEITEL;  
COMMISSIONER BARNETT, COMMISSIONER GULINO & COMMISSIONER STEINKE  
DISSENTING; COMMISSIONER SCHWARTZ ABSTAINING**

10. [16-ZN-2004 \(The Legends At Toscana\)](#) request by Lifestyles Custom Builders LLC, applicant, Collin Thorstenson, owner, to rezone from Single Family Residential District (R1-35) to Single Family Residential District Planned Residential District (R1-7 PRD) with amended development standards on a 10 +/- acre parcel located at 12855 N 94th Street (Southeast corner of Sweetwater Road and 94th Street). Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Larry Brandon, 602-218-6732.**

**WRITTEN COMMUNICATION**

**ADJOURNMENT APPROXIMATELY 12:15 AM**

David Gulino, Chairman  
Eric Hess  
James Heitel  
Steven Steinke

Steve Steinberg, Vice Chairman  
David Barnett  
Jeffrey Schwartz

**SCOTTSDALE PLANNING COMMISSION**  
**SEPTEMBER 29, 2004**  
**PAGE 3**

For additional information click on the link to 'Projects in the Public Hearing Process' at:  
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.